

DEED IN TRUST **UNOFFICIAL COPY**

THIS INDENTURE WITNESSETH, that **JEAN F. SMITH**, widowed and not remarried, of 6953 N. Ridge Blvd., Chicago, County of Cook, State of Illinois, **GRANTOR**, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to **JEAN F. SMITH** of 6953 N. Ridge Blvd., Chicago, IL 60645 not personally but solely as Trustee ("said trustee") under the provisions of a trust agreement dated **NOVEMBER 12, 2003** and known as the **JEAN F. SMITH TRUST** dated **NOVEMBER 12, 2003**, and unto all and every successor or successors in trust under said trust agreement, **GRANTEE**, the following described real estate located in the County of Cook, State of Illinois to wit:



Doc#: 0833850059 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/03/2008 03:43 PM Pg: 1 of 4

Parcel 1:

The Northerly 37.25 feet of the Westerly 95 feet, as measured along the Northerly line thereof (except the Northerly 18.15 feet thereof) of a tract of land described as follows: The South 30 Feet of Lot 20 and all of Lot 21 in Block 48 in Rogers Park (except the Southwest 7 Feet thereof for widening of Ridge Avenue) in the Northwest 1/4 of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The Northerly 78 Feet of the Easterly 10 Feet, as measured along the Northerly line thereof (except the Northerly 58 Feet thereof) of a tract of land described as follows: The South 30 Feet of Lot 20 and all of Lot 21 in Block 48 in Rogers Park (except the Southwest 7 Feet thereof for widening of Ridge Avenue) in the Northwest 1/4 of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Easements as set forth in Declaration of Easements, party walls and restrictive covenants, made by Chicago Title and Trust Company, as Trustee under Trust Agreement Dated February 26, 1962 and known as trust number 44186, dated March 22, 1962 and recorded March 22, 1962 as document 18430178 and as created by the deed from Chicago Title and Trust Company, as Trustee under Trust Agreement Dated February 26, 1962 and known as trust number 44186 to Kenneth S. L. Smith and Margaret I. Smith, his wife, dated April 18, 1962 and recorded July 13, 1962 as document 18532249.

Permanent Real Estate Index Number: 11-31-214-046-0000
Address of Property: 6953 N. Ridge Blvd., Chicago, IL 60645

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part

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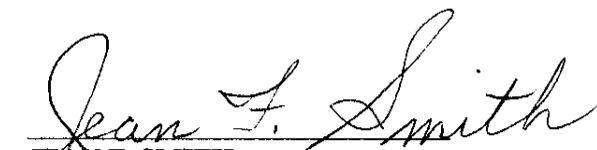
thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said Grantor hereby expressly waives and releases any and all rights or benefits, providing for the exemption of homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal
11-28, 2008.


JEAN F. SMITH

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EXEMPT UNDER PROVISIONS OF PARAGRAPH 1,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

Dated: 11/28/2008

Anne M. Audy
Signature of ~~Buyer, Seller or~~ Representative

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JEAN F. SMITH** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, 11/28, 2008.

Oralia Martinez
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

Anne M. Audy
Audy & Associates
2530 Crawford Avenue
Evanston, IL 60201

MAIL TO:

Anne M. Audy
Audy & Associates
2530 Crawford Avenue, Suite 103
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:

JEAN F. SMITH, Trustee
6953 N. Ridge Blvd.
Chicago, IL 60645

Notary of Cook County Clerk's Office

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GRANTOR: JEAN F. SMITH

GRANTEE: JEAN F. SMITH TRUST DATED November 12, 2003

ADDRESS OF PROPERTY: 6953 N. Ridge Blvd., Chicago, IL 60645

PERMANENT REAL ESTATE INDEX NUMBER: 11-31-214-046-0000

STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the state of Illinois

Anne M. Audy

Grantor or Agent

Date: December 2, 2008

Subscribed and Sworn to before me by the
Said Grantor this 2nd day of December, 2008

Oralia Martinez

Notary Public



The grantee or grantee's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the state of Illinois.

Anne M. Audy

Grantee or Agent

Date: December 2, 2008

Subscribed and Sworn to before me by the
Said Grantee this 2nd day of December, 2008

Oralia Martinez

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.
(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)